

**AMENDED MINUTES**  
**(Audio Recording Is Available)**  
**BOARD OF ZONING APPEALS**  
**JUNE 20, 2013**  
**LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING**  
**6:00 P.M.**  
**LAW CONFERENCE ROOM**

1. Roll Call

Members Present

Cynthia Bender  
Kyle Krewson, Vice Chairman  
Jennifer Matousek  
James Nagy, Chairman  
Samuel O'Leary

Others Present

Mary Leigh, Secretary, DCD Programs Manager, P&D  
Kevin Butler, Law Director  
Jason Russell, Project Specialist II, P&D

2. Approved the Minutes of the May 16, 2013 Meeting

A motion was made by Ms. Matousek, seconded by Mr. O'Leary, to **APPROVE** the minutes of the May 16, 2013 meeting as amended. All of the members voting yea, the motion passed.

3. Opening Remarks

Ms. Leigh read the opening remarks. Those who wanted to make statements were advised to state their names, addresses, and sign the oath located on the podium.

**OLD BUSINESS**

4. Docket 05-17-13

**1261 Elbur Avenue**

Keith and Laurel Ljubi, applicants and property owners, request approval for a 48 square foot variance to the 480 square foot allowed coverage in order to erect a 528 square foot garage in excess of 25% of the maximum rear yard lot coverage, pursuant to Section 1121.03(a) – Permitted Accessory Uses. The property is located in an R1H, Single and High Density district. This item was deferred from the meeting of May 16, 2013. (Page 2)

Keith and Laurel Ljubi, applicants communicated with Ms. Leigh that they had withdrawn their request for a variance.

**NEW BUSINESS**

5. Docket 06-24-13

**13991 Edgewater Drive**

Tony and Sharon Gorris, property owners and applicants, request approval of a 38 foot, 4 inch variance to the 40 foot minimum of the rear yard setback for enclosing an existing patio, pursuant to section 1121.07 – Minimum Yard Requirements for Principal Buildings. The property is located in an R1M, Single Family and Medium Density district. (Page 3)

Tony Gorris, property owner and applicant was present to explain the request. They wanted to add a back porch over an existing patio. Their busy corner lot property did not allow for privacy.

Ms. Leigh reported the Division of Housing and Building ("H&B") was not in opposition to the proposal; a patio had been at its present location for many years. There was an application pending before the Architectural Board of Review ("ABR").

There were no public comments or questions. Mr. Gorris stated the neighbor to the south of his home and other neighbors did not oppose the request. A south elevation showed a porch above the proposed enclosed porch; it was decorative only and would not be used as a porch.

A motion was made by Mr. Krewson, seconded by Ms. Matousek, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

Asked if the approval by the Board of Zoning Appeals ("BZA") should be contingent upon ABR approval, Mr. Butler explained that approval of BZA was for the variance. ABR approval was because the structure would be visible from the public right-of-way. There was no need for a contingency.

**6. Docket 06-25-13 15419 Hilliard Road**

Brad Swan, property owner and applicant, requests approval of a three foot, six inch (3', 6") variance to the maximum 15 foot height of an accessory structure in order to build an 18 foot, 6 inch tall garage, pursuant to section 1123.05(b) – Height Regulations. The property is located in an R2, Single and Two Family district. (Page 14)

Brad Swan, property owner and applicant was present to explain the request. He recently purchased the property and had invested over \$8,000 \$80,000 in renovations within the past three weeks. A larger garage was needed to house his vehicles; his truck was 22 feet long and 7.5 feet high and was the reason for the tall garage door. He wanted the roofs of the garage and house to match. H&B told him that he did not need to appear before ABR, just BZA.

Ms. Leigh said there was no opposition from H&B. Mr. Swan said he's spoken with his neighbors.

There were no comments or questions from the public.

A motion was made by Mr. O'Leary, seconded by Ms. Bender, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

**ADD-ON**

**7. FOLLOW-UP Communication from the Department of Planning and Development Regarding a Parking Study of Madison Avenue.**

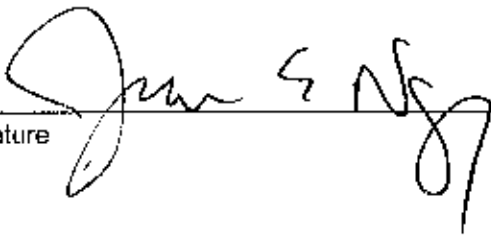
At the May 16, 2013 meeting, the Board of Zoning Appeals reviewed and approved a parking variance for the applicant located at 15603 Madison Avenue, Roxu, LLC. At that meeting, the Board requested a parking study of Madison Avenue to be completed to better understand the parking supply and demand. City staff will present the working draft of the parking study for review and discussion.

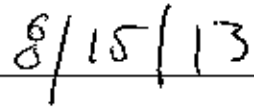
Utilizing a Prezi Presentation (made part of record), Jason Russell, Project Specialist II explained a draft parking study. In May 2013, BZA approved a parking variance for Roxu, LLC. At that meeting, the public expressed concern about a parking shortage on Madison Avenue between Hilliard Road and Warren Road. As a result, P&D staff was instructed to conduct a parking study. The orange blocks on the map indicated private parking lots, and the green/yellow blocks indicated public lots. He then gave a tally of parking and public parking lots and their corresponding parking spaces, explained the methodology used, the initial findings, and the next steps to be taken. Regarding the publicly owned lot across from Roxu, LLC, the City planned to resurface, replace the meters, and landscape it this year. Signage for the public lots was to be addressed.

The Board asked if Friday and Saturday evening parking counts could be conducted; Mr. Russell replied it was possible because it would give a better representation of the bar patron activity, and would probably take place between Lakeland and Morrison Avenues. In the near future, a more detailed and comprehensive written report would be done. The Board asked if parking spillage into residential neighbors was taken into consideration; Mr. Russell said they had focused on the commercial areas. The Board asked if there were plans to extend the study to include all of Madison Avenue, particularly east to Angelo's Pizza. Mr. Russell replied it was possible. The Board thanked Mr. Russell and the department for their hard work.

8. **ADJOURN**

A motion was made by Ms. Bender, seconded by Mr. Krewson, to **ADJOURN** the meeting at 6:55 p.m. All of the members voting yea, the motion passed.

  
Signature

  
Date



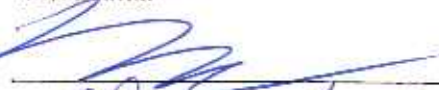
### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Mary Leigh  
2. Tony Gorris  
3. Brad Swain  
4.  
5.  
6.  
7.  
8.  
9.  
10.  
11.

  
Tony Gorris  
Brad

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☒ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 20, 2013



Draft





# Uptown Madison Parking Study

Draft

## Cause for Concern

The rejuvenation of retail and restaurant spaces along Madison Avenue has created a perception of a parking shortage.



Timing of activities leaves much of the parking underutilized

00pm

ADDITIONS WERE



has created a perception of a parking shortage.







# Existing Inventory

Total Parking Spaces: 781

Number of Parking Lots: 36

Public Spaces: 232

Private Spaces: 549

On-Street Spaces: 146



# Methodology

Observations of parking conditions were conducted:

Weekdays

9:00am - 3:00pm - 7:00pm

Saturday

3:00pm - 7:00pm





# Initial Findings

- Based on zoning code requirements, there is a deficiency of parking
- Majority of available parking is privately controlled.
- Municipal lots are under utilized and not well signed
- On-street parking well utilized
- Timing of activities leaves much of the parking underutilized



## Next Steps

- Complete Saturday counts
- Formulate recommendations
- Work with Uptown business owners to promote available parking
- Improve municipal parking lots







# Board of Zoning Appeals

June 2013











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13991 Edgewater





LAKELAND  
CHIC

3271 June 2013

13991 Edgewater



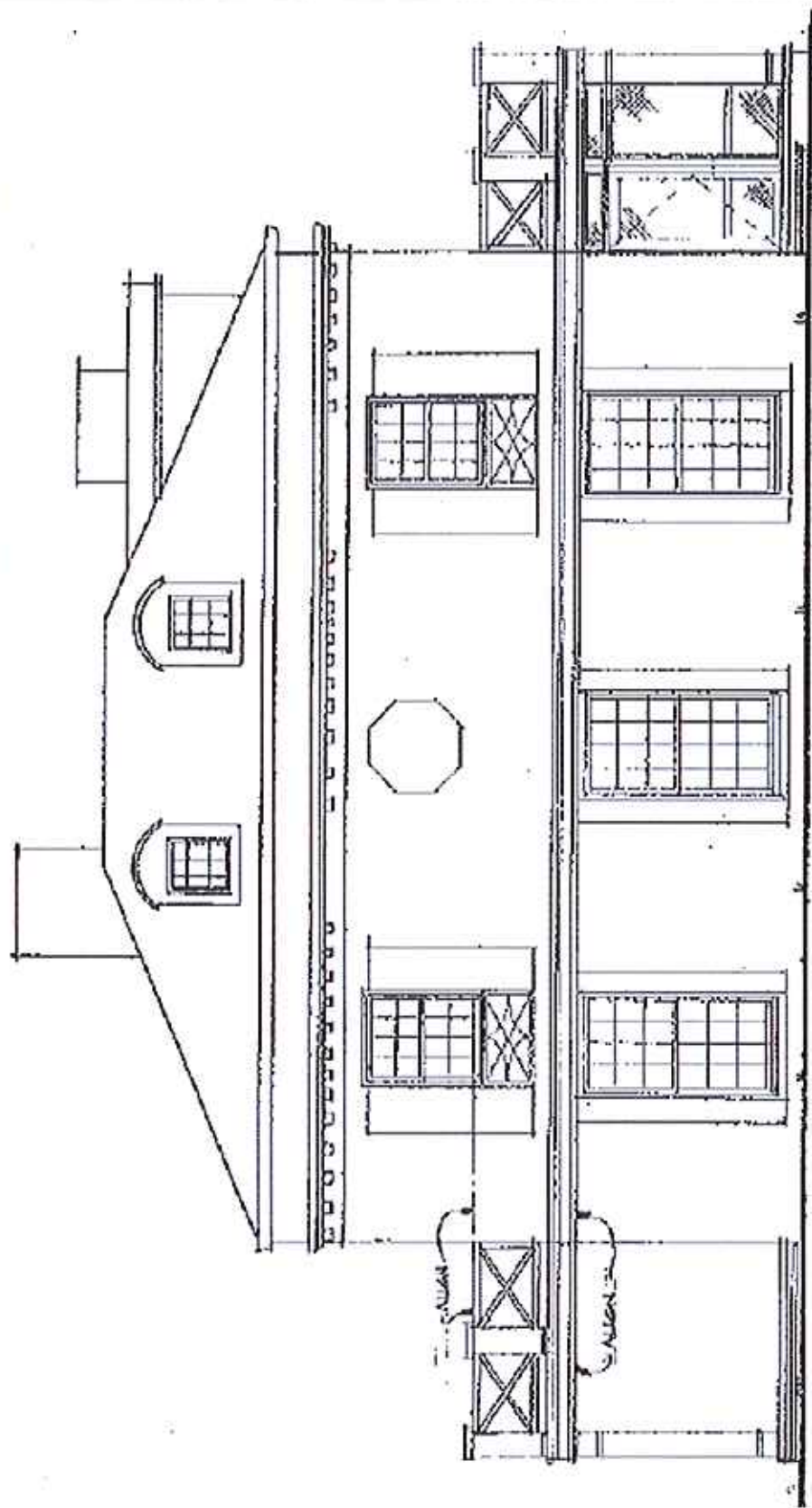


13991 Edgewater

EDZ/June 26, 13

LAKWOOD  
OHIO



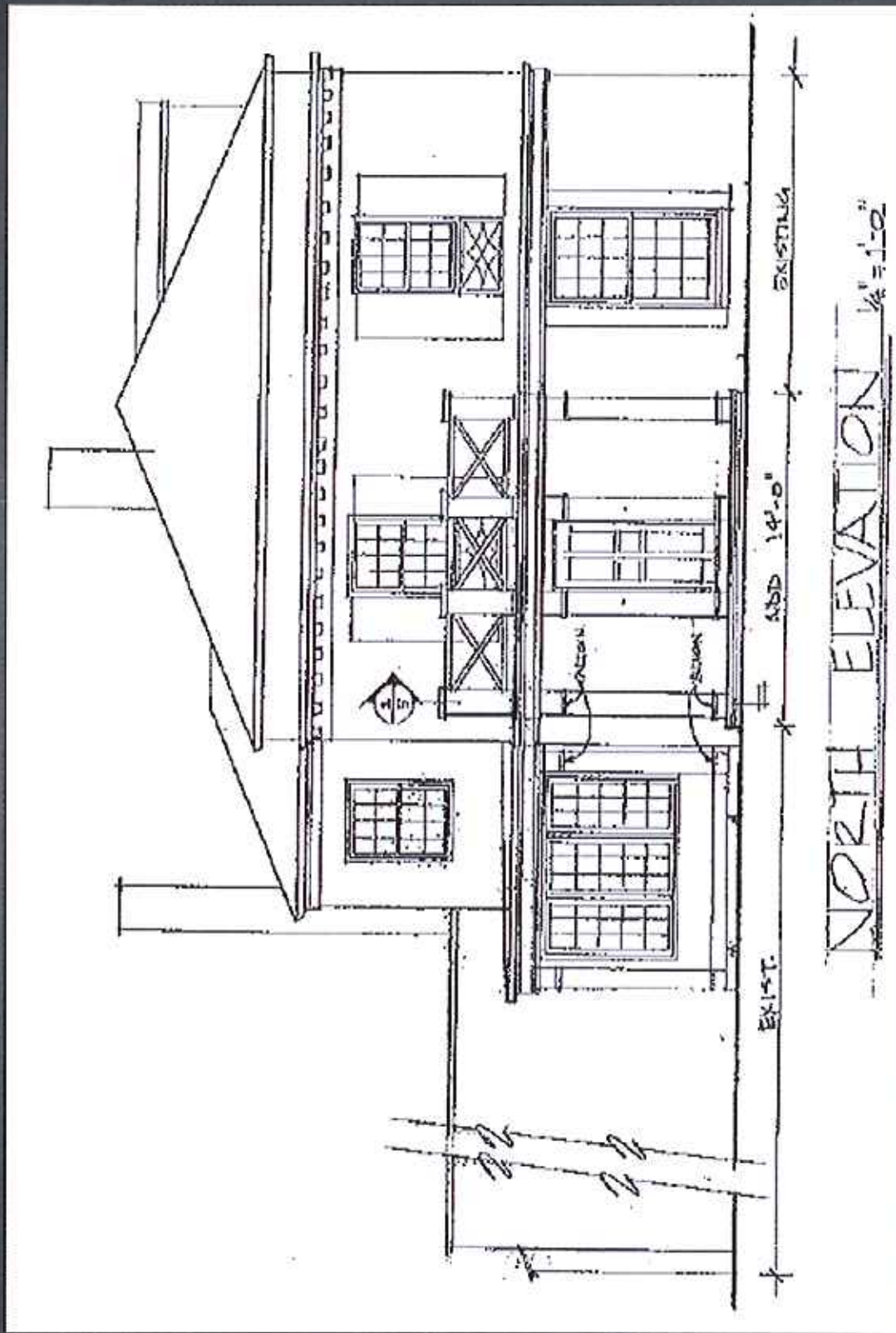


EXIST 7'-7"  
 ADD  
 CORRECTIONS FOR

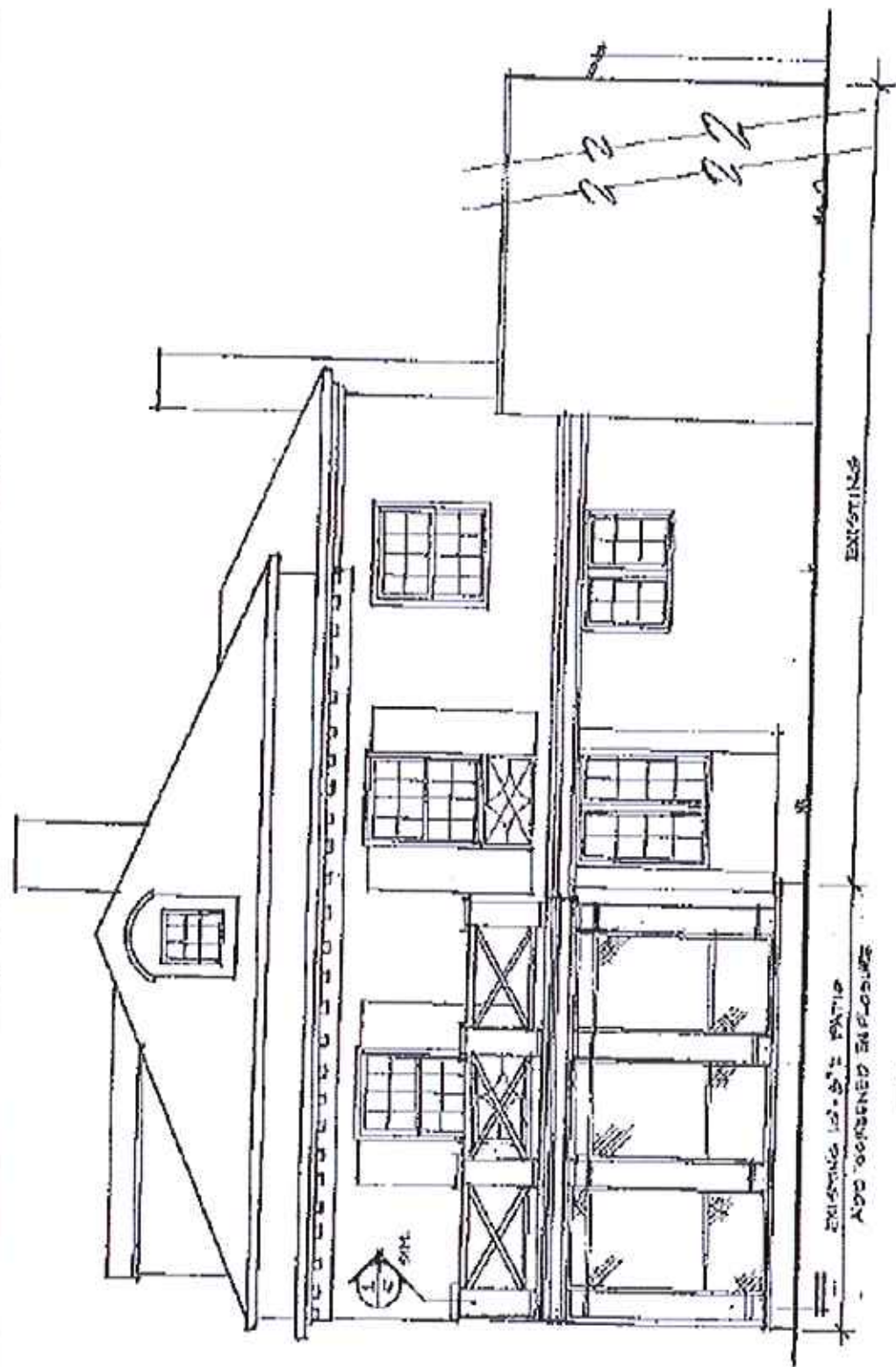
NOTES

WEST ELEVATION 1/4" = 1'-0"

ADD 0'-0"  
 NOVEMBER 2013







SOUTH ELEVATION  $\frac{1}{4}" = 1'-0"$

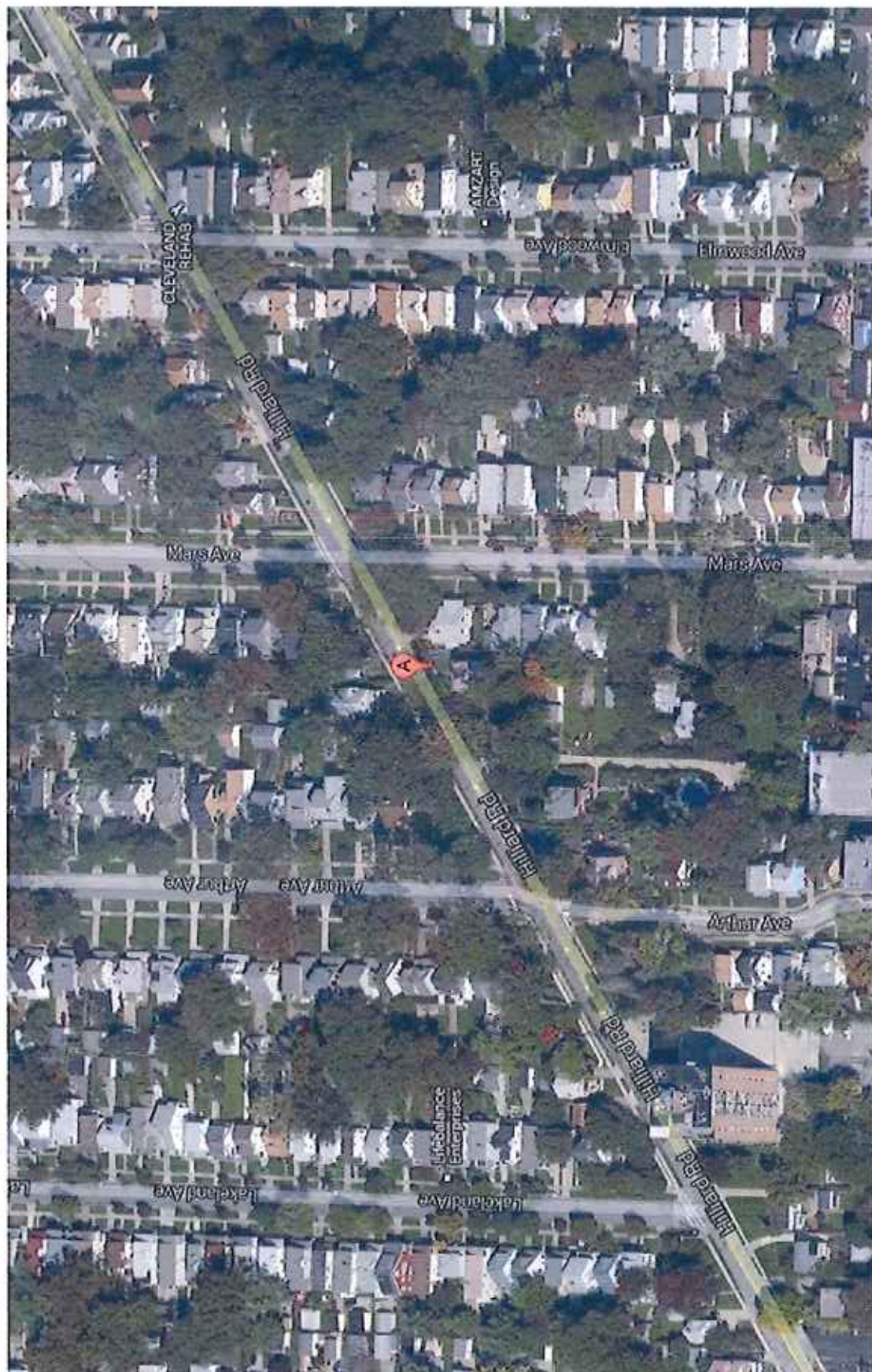


ES25, June 2013

13991 Edgewater



# 15419 Hilliard Road







BZA June 2013



15419 Hilliard Road





BZA June 2013



15419 Hilliard Road





# Board of Zoning Appeals

June 2013

